

PLANNING COMMISSION MINUTES

June 3, 2008

7:00 P.M.

Present: Chairman Clark Jenkins, Vice Chairman Tom Smith, Dave Badham, Barbara Holt, Ray Keller, Michael Allen, Planning Director Aric Jensen, and Recording Secretary Connie Feil.

Absent: City Council Representative Beth Holbrook, City Attorney Russell Mahan and City Engineer Paul Rowland.

Clark Jenkins welcomed the Boy Scouts and all those present.

Barbara Holt made a motion to approve the minutes for May 20, 2008 as written. Ray Keller seconded the motion and voting was unanimous in favor.

1. Consider preliminary and final commercial site plan approval located at 1265 S. 500 W., Sharman Smoot, applicant.

Sharman Smoot and Brandon Rawlins, applicants, were present. Aric Jensen explained that Mr. Smoot (Wilson Properties) is requesting preliminary and final site plan approval for 1265 S. 500 W. formally known as "Andy's Milk Depot." The property includes an automatic car wash, several self-service car wash bays, and a former gas station. The proposal is to tear down the gas station section and add a new structure to the west end of the manual car wash building.

The new building would essentially be a split-faced, colored concrete block shell with dark green accents along the windows and the roofline and since this is simply the reuse of an existing site, many of the utility connections and other site improvements are already in place. 500 West is a UDOT road and so the applicant will need to receive written access approval. Staff has already written a letter to UDOT on behalf of the applicant (as required by UDOT at the beginning of all reviews), and it appears that access won't be a problem as there are two existing curb cuts and the proposal is simply to eliminate the one closest to the intersection and to continue using the other.

There is currently no onsite detention proposed for the site, and so all of the drainage will be piped into the 500 West storm drain system. The applicant will also have to pay a storm water impact fee of \$3,500 per acre, or more specifically, \$1,050 for this 0.3 acre site.

As this was formerly a gas station, the applicant will need to provide written evidence that the gas tanks have either been removed or mitigated as required by State and Federal Law. The applicant has provided a detailed landscaping plan which will encompass 2000 sq. ft. which calculates to 10 to 15%. Condition # 5 has been reviewed and removed from the list.

Staff recommends preliminary and final site plan approval for the former Andy's Milk Depot site

with the following conditions:

1. Correct all redlines
2. Pay storm water impact fee of \$1,050
3. Receive written approval and any required permits from UDOT
4. Provide written evidence that the gas tanks have been removed or mitigated as required by State and Federal Law
- ~~5.~~ Provide a detailed landscape plan (removed).

Sharman Smoot explained that the underground gas tanks have been removed and he will submit all the paperwork.

There was a brief discussion and the Commission recommended that the southwest corner of the building, which protrudes into the central parking lot, be “clipped” so as to not conflict with the movement of traffic entering and leaving the site.

Tom Smith made a motion to recommend to the City Council preliminary and final commercial site plan approval located at 1265 S. 500 W. subject to the conditions outlined by Staff with the removal of #5 and adding the following condition:

5. Create a 45 degree bevel on the SW corner of the building to accommodate traffic flow entering and existing the site.

Dave Badham seconded the motion and voting was unanimous in favor.

Clark Jenkins again welcomed the Boy Scouts and explained the duties and responsibilities of the Planning Commission. The Commission answered all questions asked by the Scouts.

Meeting adjourned at 7:30 P.M.